

City Council  
Atlanta, Georgia

**07-0 -2223**

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-07-105**  
Date Filed: 10-1-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1280 Chattahoochee Avenue, N.W.**, be changed from the I-2 (Heavy Industrial) District to the MR-5B (Multifamily Residential) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 192, 17<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**LEGAL DESCRIPTION  
1280 CHATTAHOOCHEE AVENUE  
RESIDENTIAL TRACT**

All that tract or parcel of land lying and being in Land Lot 192 of the 17th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

Commencing at a railroad rail found at the intersection of the westerly right of way of Ellsworth Industrial Drive (60 foot right of way) and the southerly right of way of Chattahoochee Avenue (100 foot right of way); thence proceeding along said right of way of Chattahoochee Avenue a distance of 494.10 feet to a point; thence leaving said right of way of Chattahoochee Avenue and proceeding South 00 degrees 46 minutes 27 seconds West a distance of 192.02 feet to a point, said point being the Point of Beginning. Thence, from the Point of Beginning, as thus established, proceeding South 00 degrees 46 minutes 27 seconds West a distance of 421.25 feet to a point; thence proceeding along a curve to the right with a radius of 469.15 feet and a length of 335.42 feet, said curve has a chord bearing of South 21 degrees 15 minutes 22 seconds West and a chord distance of 328.32 feet to a 5/8" rebar found; thence proceeding South 41 degrees 59 minutes 52 seconds West a distance of 189.86 feet to a 5/8" rebar found; thence proceeding North 67 degrees 17 minutes 43 seconds West a distance of 193.12 feet to a point on the easterly side of Southland Circle; thence proceeding along said easterly side of Southland Circle the following courses and distances: along a curve to the left with a radius of 494.49 feet and a length of 207.29 feet, said curve has a chord bearing of North 13 degrees 26 minutes 59 seconds East and a chord distance of 205.78 feet to a point, North 00 degrees 32 minutes 27 seconds East a distance of 540.00 feet to a point, and along a curve to the right with a radius of 3,427.35 feet and a length of 53.66 feet, said curve has a chord bearing of North 01 degrees 02 minutes 52 seconds East and a chord distance of 53.66 feet to a point; thence leaving said easterly side of Southland Circle and proceeding North 90 degrees 00 minutes 00 seconds East a distance of 375.96 feet to the Point of Beginning.

Said tract contains 6.64 acres.

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